



# **AGENDA**

**Special Council Meeting**

**14 May 2026 at 9.00am**

## Order Of Business

<b>CHIEF EXECUTIVE OFFICER .....</b>	<b>3</b>
<b>1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS.....</b>	<b>3</b>
<b>2 ATTENDANCES/APOLOGIES/LEAVE OF ABSENCE.....</b>	<b>3</b>
<b>3 PURPOSE OF MEETING .....</b>	<b>3</b>
<b>4 PUBLIC QUESTION TIME .....</b>	<b>3</b>
<b>5 ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE OF INTERESTS (BY PRESIDING MEMBER).....</b>	<b>3</b>
<b>6 PETITIONS AND APPROVED DEPUTATIONS .....</b>	<b>3</b>
<b>REPORTS OF CHIEF EXECUTIVE OFFICER AND OFFICERS .....</b>	<b>4</b>
<b>7 CORPORATE GOVERNANCE .....</b>	<b>4</b>
7.1 FIPWA Sustainable Innovation Food Technologies (SIFT) Centre - Lease 2026.....	4
<b>8 CLOSURE OF MEETING .....</b>	<b>8</b>



### Notice of Meeting

Notice is hereby given that a Special Meeting of Council will be held at The of Murray Shire Council Chambers, 1915 Pinjarra Road, Pinjarra on Thursday 14 May 2026 commencing at 9.00am.

A handwritten signature in black ink, appearing to read "Dean Unsworth".

Dean Unsworth  
CHIEF EXECUTIVE OFFICER

#### 1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

#### 2 ATTENDANCES/APOLOGIES/LEAVE OF ABSENCE

#### 3 PURPOSE OF MEETING

To consider the following Items:

1. The Deed of Surrender of Licence with Murdoch University for the Food Innovation Precinct Western Australia, Sustainable Innovative Food Technologies Centre; and
2. Entering into a Lease with the State Government for the Food Innovation Precinct Western Australia, Sustainable Innovative Food Technologies Centre.

#### 4 PUBLIC QUESTION TIME

In accordance with regulation 7(4)(b) of the *Local Government (Administration) Regulations 1996*, a Council at a Special Council Meeting is not required to answer a question that does not relate to the purpose of the meeting. It is therefore requested that only questions that relate to item 7.1 on the agenda be asked.

#### 5 ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE OF INTERESTS (BY PRESIDING MEMBER)

#### 6 PETITIONS AND APPROVED DEPUTATIONS

## REPORTS OF CHIEF EXECUTIVE OFFICER AND OFFICERS

### 7 CORPORATE GOVERNANCE

#### 7.1 FIPWA Sustainable Innovation Food Technologies (SIFT) Centre - Lease 2026

File Ref:	D26/19867		
Previous Items:	OCM 26 Sep 19	Item 11.8	(OCM19/186)
	OCM 22 Jul 21	Item 11.2	(OCM21/110)
	OCM 24 Mar 22	Item 12.3	(OCM22/017)
Applicant:	Nil.		
Author and Title:	Dr Chris Vas, General Manager - Food Innovation Precinct Western Australia		
Declaration of Interest:	Nil.		
Voting Requirements:	Simple Majority		
Appendices:	Item 7.1 Appendix 1 - Valuation Report (Page 4 – 49)		
	Item 7.1 Appendix 2 - Department of Primary Industries and Regional Development (DPIRD) Sustainable Innovative Food Technologies (SIFT) Lease Regarding Lease (Page 50 - 111)		
	Item 7.1 Appendix 3 - Murdoch University - Food Innovation Precinct WA - Sustainable Innovative Food Technologies (SIFT) - Deed of Surrender (Page 112 - 126)		

#### Recommendation

##### That Council:

- Accepts the market rental valuation report (Appendix 1) prepared by Acumentis for the Food Innovation Precinct WA (Lot 38 Dollyup Street, Stake Hill), effective December 2025, indicating market rental values for the FIPWA Storage and Production being \$150 per m2 per annum excluding GST, as being a true indication of the annual rental value.**
- Directs the Chief Executive Officer to dispose of by way of a lease agreement (Appendix 2) the portion of Lot 38 Dollyup Street, Stake Hill denoted as FIPWA Sustainable Innovative Food Technologies (SIFT) Centre (formerly called WAFIP Food Technology Facility), that measures 1046m2, to**
  - The State of Western Australia acting through the Department of Primary Industries and Regional Development**
  - At a lease rate of \$150 per m2 per annum and outgoings rate of \$62 per m2 per annum;**
  - Commencing 1 June 2026 and terminating on 30 June 2031.**
- Directs the Chief Executive Officer to execute the Deed of Surrender (Appendix 3) with Murdoch University, effective 31 May 2026, on the licence agreement held on the FIPWA - SIFT Centre releasing the University of its obligations.**

##### In Brief

- The Food Innovation Precinct WA (**FIPWA**) officially opened in February 2023 and has three key facilities – Research and Development Centre (R&D, leased by Murdoch University), Innovation Centre (multiple licence holders) and Production Centre – comprising a lease with Spinifex Brewery and a licence with Murdoch University on the Sustainable Innovative Food Technologies (**SIFT**) Centre, which is the subject of this report.
- The Shire executed a four-year licence agreement with Murdoch University on SIFT which expires on 30 September 2026.
- In collaboration with the Commonwealth funded Future Food Systems (**FFS**) Cooperative Research Centre (**CRC**), the State Government, which essentially funded the SIFT equipment

and operations has decided to transition Murdoch University out from SIFT and proposes to enter into a lease directly with the Shire.

## Background

A report was presented to the March 2022 Ordinary Council Meeting to consider the disposal of portions of the FIPWA at Lot 38 Dollyup Stake Hill and the following recommendation (*extract only*) was adopted (OCM22/017):

That Council:

1. *supports the Chief Executive Officer publishing a local public notice for a period of not less than 14 days advising that the Shire proposes to dispose of by way of lease, or other formal tenure arrangements portions of Lot 38 Dollyup Street, Stake Hill, as follows; to*

*(d) Murdoch University (ABN 61 616 369 313), pursuant to the Financial Assistance Agreement (FAA) that is to be signed between the State Government via Department of Primary Industries and Regional Development (DPIRD) and its partner the Future Food Systems Cooperative Research Centre (CRC) to set up the Food Technology Facility, a 1000 square metre area, comprising the WAFIP Production Facility - Food Technology Facility on a portion of Lot 38 Dollyup Street, Stake Hill for a period of 4 years at a rental of \$110 per square metre, (exc GST) which includes rental plus precinct management outgoings.*

## Report Detail

SIFT was constructed as part of the FIPWA project with Commonwealth funding secured by the Shire. The Shire provided funding to a portion of the internal fit out with a significant contribution of over \$10M from the State, towards a customised fit out, equipment and operations. The FFS CRC also contributed commonwealth funds to the SIFT project.

The Shire and Murdoch University entered into a licence agreement for the SIFT which expires on 30 September 2026.

The State of Western Australia acting through the Department of Primary Industries and Regional Development (**DPIRD**), and Murdoch University have now entered negotiations to transition out the University, effective 31 May 2026. Subsequently, the Shire and the State propose to enter into a lease agreement commencing 1 June 2026.

Council are requested to consider entering into a lease arrangement with the State for a period of five years. Of note in the lease agreement, as shown in **Appendix 2**, are the following matters:

- The State will provide a full upfront payment of the lease and outgoings for the 5-year period, at the market valuation rate as indicated in **Appendix 1**.
- In December 2029, the Shire and State will enter discussions on a further lease option for 5-years extending to 2036.
- The State will sub-lease the SIFT facility to a new commercial operator.
- At the end of the lease agreement, the Shire will accept the custom built SIFT Centre facility as the make good condition. Further details are outlined in Schedule 6 of the Lease.

If Council endorses the lease agreement with the State, the Shire must execute a Deed of Surrender with Murdoch University to relinquish the licence at the SIFT Centre, effective 31 May 2026 as provided in **Appendix 3**.

**Council Plan**

<b>Focus Area</b>	Prosperity
<b>Outcome 11</b>	Sustainable economic growth and decent work for all.
<b>Objectives 11.2</b>	Leverage State Government investment in Transform Peel, Peel Business Park and the Food Innovation Precinct WA.
<b>Actions 11.2.1</b>	Collaborate with key partners to prepare business development strategies to leverage economic potential from Transform Peel, Peel Business Park and the Food Innovation Precinct WA.

**Other Strategic Links**

Food Innovation Precinct WA Business Plan 2025-2030

**Statutory Environment**

*Local Government Act (1995) – s 3.58 Disposing of Property*

(5) This section does not apply to —

(d) any other disposition that is excluded by regulations from the application of this section.

*Local Government (Functions and General) Regulations 1996, Regulation 30(2)(c)(i),(ii):*

2) A disposition of land is an exempt disposition if —

(c) the land is disposed of to —

(i) the Crown in right of the State or the Commonwealth; or

(ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or

(iii) another local government or a regional local government.

**Sustainability & Risk Considerations**

*Economic – (Impact on the Economy of the Shire and Region)*

There are significant long-term economic benefits to the Shire and the region with the FIPWA activation and through the leasing of the FIPWA entities to the proposed lessees.

*Social – (Quality of life to community and/or affected landowners)*

Having a strong and vibrant economy adds significantly to the social well-being of the district and the region.

*Environment – (Impact on environment's sustainability)*

Nil.

*Policy Implications*

Nil.

*Risk Management Implications*

<i>Risk Level</i>	<i>Comment</i>
Low	The risk for the Shire to enter into a 5-year lease agreement with the State Government is low.
Moderate	There may be a negative public perception about Murdoch University exiting the SIFT. This issue is being managed collectively between the State, FFSCRC, the University and the Shire ensuring appropriate external communication and messaging is undertaken.

**Consultation**

N/A

**Resource Implications***Financial*

No immediate financial implications are expected to affect the Shire from executing the lease agreement with the State

*Workforce*

Nil.

**Options**

1. Accept the recommendation to enter into a lease with the State Government and release Murdoch University from its current licence.
2. Reject the recommendation, and Murdoch University would continue its licence until 30 September 2026 and no further lease or licence would be entered into after this date.

**Conclusion**

The lease agreement with the State is positive for the Shire as it gives confidence in the continuation of the services that will be provided to the Food and Beverage industry in Western Australia.

**8 CLOSURE OF MEETING**